

# Land Use Fact Sheet

Leesburg



Respectful of the Past  
Mindful of the Future

**Land Use Visioning Session**  
**Saturday, 25 October 2003**

## Existing Land Use

Type	Acreage*	Percent
Residential	2779	42.9%
Commercial	602	9.3%
Institutional	550	8.5%
Mixed-use	3	0.1%
Industrial	78	1.2%
Airport/Utilities	212	3.3%
Recreational	767	11.8%
Vacant	2	0.0%
Undeveloped	<u>1481</u>	<u>22.9%</u>
Total	6475	100.0%

\*Does not include street rights-of-way.

## Development: Proposed or Under Construction

### Residential

Type	Number of Units
Single-family Detached	407
Townhouses	472
Multifamily	<u>408</u>
Total	1287

### Nonresidential

Type	Square Feet of Buildings
Commercial	702,658
Office	191,630
Total	894,288

## Development: Proposed or Under Construction

Type	Acreage	Percent
Residential	114	26.3%
Nonresidential	<u>318</u>	<u>73.7%</u>
Total	432	100.0%

The proposed dwelling units could accommodate about 3,500 residents.

The proposed nonresidential buildings could accommodate about 225 employees.

The proposed developments would result in a jobs/housing ratio of 0.17 jobs per household. The current ratio for existing land uses in the entire town is about 1.6 jobs per household.

## Acreage of Current Zoning in Leesburg

### Residential Zoning

Zoning District	Acreage	Percentage
R-1	759	10.0%
R-16	124	1.6%
R-2	88	1.2%
R-22	127	1.7%
R-4	1249	16.5%
R-6	413	5.4%
R-8	119	1.6%
R-E	371	4.9%
R-HD	<u>93</u>	<u>1.2%</u>
Total Residential	3342	44.1%

### Commercial Zoning

Zoning District	Acreage	Percentage
B-3	474	6.3%
GC	5	0.1%
MC	32	0.4%
O-1	45	0.6%
O-2	0	0.0%
PEC	<u>101</u>	<u>1.3%</u>
Total Commercial	657	8.7%

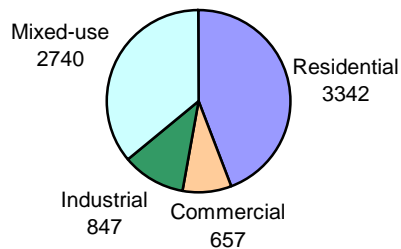
### Industrial Zoning

Zoning District	Acreage	Percentage
I-1	661	8.7%
I-2	0	0.0%
MA	186	2.4%
M-1	<u>0</u>	<u>0.0%</u>
Total Industrial	847	11.2%

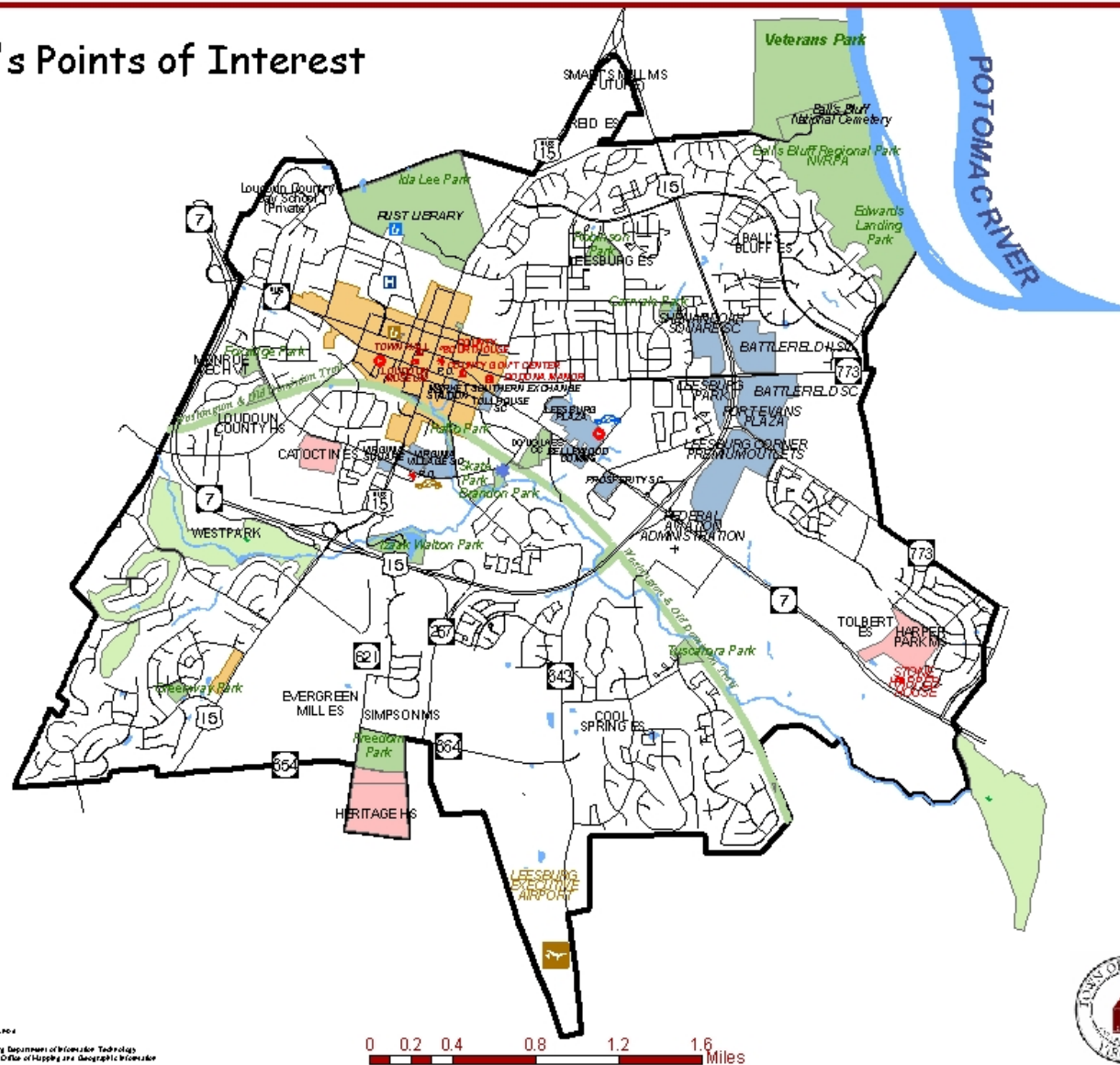
### Mixed-use Zoning

Zoning District	Acreage	Percentage
B-1	103	1.4%
B-2	433	5.7%
B-4	0	0.0%
PRC	1179	15.5%
PRN	<u>1026</u>	<u>13.5%</u>
Total Mixed-use	2740	36.1%

### Acreage of Zoning Districts



## Leesburg's Points of Interest



Source: Town of Leesburg Department of Information Technology  
Leesburg County Office of Mapping and Geographic Information

0 0.2 0.4 0.8 1.2 1.6 Miles

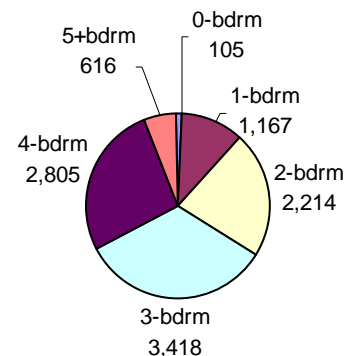


## Occupied Housing in Leesburg

Number of Dwelling Units  
by Building Type

Number of Units in Building	Total	Percentage
1, detached	4661	45.1%
1, attached	2707	26.2%
2	54	0.5%
3 or 4	113	1.1%
5 to 9	878	8.5%
10 to 19	1305	12.6%
20 to 49	209	2.0%
50 or more	310	3.0%
Mobile home	88	0.9%
Boat, RV, van, etc	<u>0</u>	<u>0.0%</u>
Total	10325	100.0%

Dwellings by Number of Bedrooms



Number of Dwelling Units by Building Type and Number of Occupants

Number of Units in Building	Number of Persons in Household										Total	Percent
	1 pers	Percent	2 pers	Percent	3 pers	Percent	4 pers	Percent	5+ pers	Percent		
1, detached or attached	1028	10.0%	2195	21.3%	1448	14.0%	1672	16.2%	1025	9.9%	7368	71.4%
2 to 4	90	0.9%	39	0.4%	31	0.3%	0	0.0%	7	0.1%	167	1.6%
5 to 19	959	9.3%	728	7.1%	292	2.8%	165	1.6%	39	0.4%	2183	21.1%
20 to 49	70	0.7%	109	1.1%	9	0.1%	10	0.1%	11	0.1%	209	2.0%
50 or more	195	1.9%	50	0.5%	41	0.4%	19	0.2%	5	0.0%	310	3.0%
Mobile home	37	0.4%	27	0.3%	15	0.1%	9	0.1%	0	0.0%	88	0.9%
Boat; RV; van; etc.	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>
Total	2379	23.0%	3148	30.5%	1836	17.8%	1875	18.2%	1087	10.5%	10325	100.0%

